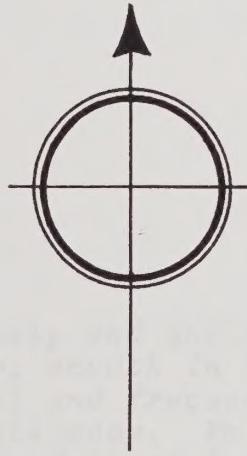


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**OPEN SPACE,
CONSERVATION AND
PUBLIC FACILITIES
ELEMENTS**



GENERAL PLAN : 1972

South San Francisco, California

HAHN, WISE AND ASSOCIATES

Planning Consultants - Landscape Architects



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"No scene is continuously and untiringly loved, but one rich by joyful human labour; smooth in field; fair in garden; full in orchard; trim, sweet and frequent in homestead; ringing with voices of vivid existence. No air is sweet that is silent; it is only sweet when full of low currents of under sound - triplets of birds, and murmur and chirp of insects, and deep-toned words of men, and wayward trebles of childhood. As the art of life is learned, it will be found at last that all lovely things are also necessary; - the wild flower by the wayside, as well as the tended corn; and the wild birds and creatures of the forest, as well as the tended cattle; because man doth not live by bread only, but also by the desert manna; by every wondrous word and unknowable work of God." -

JOHN RUSKIN, UNTO THIS LAST (1862).

THE OPEN SPACE ELEMENT

INTRODUCTION

This Open Space Element is designed to promote the long-range, comprehensive and general conservation and preservation of open space within the City of South San Francisco and its sphere of influence. The element is also designed to bring this municipality into compliance with Section 65563 of the Government Code, enacted by the State Legislature in 1970. This Open Space Element has been prepared in recognition of the dwindling acreage of open space in the Bay Area, and its consequential effect upon the orderly growth of the communities thereof.

While open space generically covers all undeveloped territory, this Element is primarily concerned with the following categories of essentially unimproved areas:

- (1) Natural Resources Land
- (2) Recreation Land
- (3) Scenic Land
- (4) Watershed or ground water recharge land
- (5) Wildlife Habitats

The above categories are precisely defined under Section 65560 of the Government Code. The Code terminology is planning oriented, and does not require the inclusive interpretative analyses in the Element.

While some communities have been unmindful of the value of urban open space during their principal periods of growth, the decision makers and citizenry of South San Francisco have continually manifested a keen awareness of the interrelationship between environmental quality and open space. The 1913 plan, prepared by Messrs. Haviland, Dozier, and Tibbetts for the South San Francisco Land and Improvement Company, advocated the establishment of public parks, playgrounds, tennis courts, swimming pools, and an athletic stadium in this municipality. The Hahn, Campbell Plan of 1947 placed a strong emphasis upon the creation of neighborhood parks. True open-space planning, however, was initiated in South San Francisco in 1963, when the City Council adopted the William Spangle Plan. The Spangle Plan called for the establishment of a complex system of neighborhood parks, city-wide and community parks, greenways, regional parks, and general "open space."

The General Plan of 1969, entitled "Orderly Growth," continues the open space tradition of the Spangle Plan. Under the General Plan of 1969, the form of South San Francisco is, to an appreciable extent, determined by open space. The City is substantially bounded by San Francisco Bay, San Bruno Mountain, the Portola Ridge, and cemeteries. Existing and proposed parks and recreational facilities are foci of this city's several neighborhoods and communities.

Much of this Element is a restatement of the goals, objectives, and design standards of the General Plan of 1969, and the Working-Living Areas and Public Facilities Elements constituent thereto.

GENERAL OBJECTIVES, GOALS, & POLICY

The Open Space Element is founded upon the following objectives, goals, and statements of policy.

1. The preservation and conservation of planned open space is essential to the orderly growth and developmental stability of South San Francisco and environs. The City, therefore, should adopt specific and precise plans which preclude the residential, commercial, or industrial development of lands slated for recreational or general open-space uses under the adopted General Plan.
2. The City of South San Francisco should co-operate with the County of San Mateo and its several municipalities, the Association of Bay Area Governments, the Bay Conservation and Development Commission, the State of California, and the Federal Government in a joint effort to promote the preservation of local and regional open space.
3. The City should encourage private interests to devote their lands and capital to the cause of open-space conservation and preservation.
4. The City should discourage the establishment of incompatible uses in juxtaposition or adjacency to planned open spaces.
5. Where essential open space is presently developed with residential, commercial, or industrial uses, the City should consider the employment of fair and equitable remedial measures -- such as land purchase, or joint-use programs.
6. Open space should be used for the relief of urban pressures, the health and welfare of the individual resident, and the citizenry-at-large, and the long-range preservation of local and regional ecology.
7. South San Francisco should be the site of three regional parks; the San Francisco Bay shoreline park, the San Bruno Mountain park, and the lands of the California Golf Club.
8. The City and regional parks should be augmented by numerous subneighborhood common greens, and park-like enclaves. They should be augmented by landscaping, mini-parks and plazas in the urban core.
9. The Bay, and the cemeteries on the periphery of the City should provide invaluable open space to the entire County.
10. Since South San Francisco is a multinuclear city, it should be characterized by a multinuclear system of parks.
11. A large, multipurpose park should be the focus of each community.

12. The cardinal criterion in the establishment of parks should be location - not size.
13. The City of South San Francisco should use its port and marina to enhance its nautical tradition. This would continue to provide the City with additional stature and prestige.
14. The marina is to meet the nautical-recreational needs of South San Francisco and environs, and the port is to function as an important commercial facility. Bay-fill that is not related to this objective must become antique.
15. San Francisco Bay and its adjacent shoreline are valuable natural resources and must be conserved in a natural state. Filling of tidelands or any portion of the Bay must be discouraged.
16. Tidelands in their natural state are essential to the preservation of Bay wildlife.
17. The long-range protection of the environmental quality of South San Francisco requires the City to promote the preservation of wildlife habitats, fisheries, mud flats, marsh grasses, and open water. This preservation is essential to both human and animal well-being.
18. The City of South San Francisco should assist the California Water Services Company in its effort to protect the ground-water recharge lands in this municipality. Ground water is still an important source of local water.
19. If open-space land and water are to be preserved and conserved, they must be protected from air and water pollution, as well as developmental incursions.

THE OPEN SPACE ELEMENT

"The Element Proper"

NATURAL RESOURCES LAND AND WILDLIFE HABITATS

Except for its location, climate, and littoral environment, South San Francisco has actually few natural resources. The City's Bay frontage and waters, however, do provide habitats for fish and birds. The San Francisco Bay Conservation and Development Commission's "Fish and Wildlife" report notes that young salmon and steelhead trout are to be found on the City's tide lots, and in its deeper Bay waters. The said report also notes that striped bass also exist in South San Francisco's waters.

The oyster shell deposits of South San Francisco are commercially valuable. These deposits situated under the City's deep waters, between the bulkhead line and the Alameda County boundary, are dredged by cement manufacturers. The dredged oyster shells constitute an important source of lime. The sand deposits of San Bruno Shoal, located approximately 4.4 miles due east of Point San Bruno, and near the Alameda County line, are also commercially valuable.

Many species of water birds feed and rest on the City's mud flats, tidelands, and open waters. Ducks, cormorants, geese, loons and seagulls are some of the birds which reside herein.

The City is not rich in terrestrial natural resources. It has no stands of timber or mineral deposits of commercial value. Some mining of mercury took place on Sign Hill around 1900. Some oldtimers still recall that copper was once mined north of Hillside Boulevard, opposite Holly Avenue, on San Bruno Mountain. There is no reason to believe that mercury or copper could be profitably mined in this area in the future.

Since the promiscuous filling of the Bay could destroy the habitats of South San Francisco's fish and birds, and the pollution of the Bay could result in the extinction or decimation of its wildlife, the Planning Commission shall be charged with the continuing responsibility of preparing specific and project plans which provide a reasonable balance between the City's need for economic growth and its need to preserve its natural resources.

Under the Planning Commission's Sketch Plan of the Shoreline Regional Park, considerable area would be devoted to marsh grass reestablishment, bird and fish feeding grounds, and arboreta.

RECREATION & SCENIC LANDS

Three types of park and recreation areas should be provided for public use in South San Francisco. Regional parks should be large, multi-purpose facilities serving the entire city or region. These parks are normally located in an area of outstanding scenic beauty and in areas where they provide relief from urban stress. Community parks are the recreation and social centers of each community. These parks are located in areas most readily accessible to the residents of each community, and in areas readily adaptable to various recreational activities. Neighborhood parks provide recreational facilities for each neighborhood or planning unit. These parks are normally located adjacent to the elementary school which serves the planning unit. All urban parks should emphasize passive as well as active recreation.

Regional Parks

Three regional parks are planned in South San Francisco, the San Francisco Bay Shoreline Park; the San Bruno Mountain Park, and the lands of the California Golf Club. San Francisco Bay Shoreline Park is hereby designated as a "Special Study Area". The uses of land and potential open spaces in this area will be the subject of further studies and future amendments of this plan.

The majority of San Bruno Mountain Park should also be devoted to open space. This large landmark should continue to provide relief from the intense urban stress of the surrounding cities. Recreational development on the useable slopes of San Bruno Mountain should take the form of hiking trails, picnicking and camping areas, and other family-type recreation uses.

The San Bruno Mountain Regional Park is oriented toward the maintenance of the last major, uninterrupted open space in the north portion of San Mateo County. The establishment of the San Bruno Mountain Regional Park would require the acquisition of extensive lands by the County of San Mateo or other regional agency or district. Additional open space could be acquired as a by-product of the careful and disciplined planning of proposed residential areas. The desirability of retaining a large portion of the mountain cannot be overstated. The regional park should contain hiking trails, bicycle paths, picnicking facilities, camping areas, family recreational facilities, scenic vantage points, and pure open space.

The City of South San Francisco should play an important and significant role in the planning for the ultimate use and open spaces of San Bruno Mountain. That input should be utilized at every stage in planning for both open space and development.

The lands of the California Golf Club provide active recreational facilities for a private group of individuals. The lands do, however, provide a public function in the form of open space and relief from urban strain. Should this land become available at some future date, the City should acquire it for a public, regional park and golf course.

The protection and proper development of the scenic lands of the aforementioned proposed regional parks are of cardinal importance. While public access to these lands is essential, such access must not be physically incompatible with the general landscaping and natural environment of the parks. The careful location of restaurants and other facilities at certain scenic sites could augment said sites' public utility, and help defray the cost of their establishment and maintenance. Of course, these uses must be strictly regulated by local government.

Community Parks

Each community in South San Francisco should contain a community-sized park. This park should be located near the central portion of each community in order to be accessible to the residents thereof. The community park should be of sufficient size to contain such uses as play fields, a baseball diamond, picnic areas, a community recreation center, and natural areas. Each park should be designed to accommodate the major recreational needs of 25,000 to 30,000 people. Properly located parking areas, of sufficient size to accommodate the park's users should be provided at each community facility.

Neighborhood Parks

The neighborhood park is the focus of each planning unit, and should be designed to serve the recreation needs of the neighborhood. Space should be provided at these facilities for such uses as play fields, small children's playgrounds, picnic facilities, and landscaped areas. The neighborhood park should contain a minimum area of five acres. The neighborhood facilities should be designed upon the basis of location rather than size. Smaller parks are often more efficient and well used than larger parks. The joint-use agreement between the City and the South San Francisco School District should be recognized and effectuated wherever feasible.

Public park areas should not be limited to the above categories. Parks, plazas, or landscaped areas are often invaluable. These areas, or vest-pocket parks, might include linear parks along utility easements, common greens, small enclaves in the urban core, plazas in shopping centers or business and professional areas, etc. The opportunity for parks and public areas is limitless and each area adds considerably to the urban environment.

The Grand Avenue rejuvenation, which is proposed for the urban core, should be designed in a landscaped, park-like manner. The area should be a pleasant place to visit for all citizens. The use of proper landscaping, well designed street furniture, special gardens, plazas and fountains will create this park-like atmosphere.

Marina

South San Francisco's Port and Marina facilities should be improved and rejuvenated in order to continue its nautical tradition.

The Marina is well designed but presently lacks the amenities which would make it an outstanding facility. The parking area should be developed in a more orderly manner and well landscaped. The development of a restaurant and certain Marina-related retail shops and chandleries should be developed adjacent to the facility. Any commercial development in the area should be carefully controlled. The entire complex should be designed with a unified theme of architecture and landscaping.

WATERSHED OR GROUND WATER RECHARGE

The California Water Service Company and the Westborough County Water District are the principal water suppliers of the City of South San Francisco and environs. While their main source of water is the City and County of San Francisco's Hetch Hetchy Aqueduct, California Water does rely on local ground water as an important source.

The California Water Service Company's wells and recharge lands are located on the northerly side of Colma Creek, and on the easterly and westerly sides of Chestnut Avenue. The involved 15+ acres of land will be maintained as open space as long as the subject public utility requires their employment for adequate water service to the South San Francisco area.

In addition to the Chestnut Avenue-Colma area, California Water has reserved permanent water recharge lands throughout the Central and Camino Communities. The most important recharge land for the aforementioned wells, however, is the upper Colma channel.

The unincorporated territories of the McLellan Orchid Ranch and the California Golf Course also rely heavily on on-site ground water. Since the said ranch is slated for community-park use under the General Plan, and the latter is classified as a "regional park" thereunder, the City of South San Francisco is economically interested in the perpetuity of the subject wells and their recharge lands.

Sign Hill Open Space Reserve

There are approximately 77 acres of open space on Sign Hill. The City of South San Francisco owns about 40% of this acreage. While a part of the City's territory should be devoted to neighborhood-park and scenic-land uses, most of said territory should be held as a totally-undeveloped, pure open space reserve, and wild-life habitat.

The remaining 46 acres of open space on Sign Hill are extremely steep, and almost refute extensive development. Much of this acreage should be placed in the aforementioned reserve. This placement could be accomplished through outright municipal purchase, or the City's entrance into mutually-beneficial agreements with the future planned-unit developers of portions of the subject acreage. The "beneficial-agreement" method was effectively employed in neighboring Stonegate Ridge, and in the Westborough Community.

"Howard's idea of town-country was a garden city with a population of about 30,000, each family with its own house built on a plot of an average size of 20 ft. by 130 ft. The town was to be a satellite of the great city in whose service area it was situated, but was to have its own industries. The site of the garden city, of some 1,000 acres, together with a peripheral belt of 5,000 acres, was to be in the ownership of the town so that its citizens would reap the benefits of appreciation in land values due to development. Growth would not take the form of peripheral accretion but of further satellite towns, each with its own green belt, until eventually the parent city was ringed by satellites.

"Howard's ideas have remained fresh and valid for more than half a century."

Principles and Practice of Town and
Country Planning
by Lewis Keeble

APPENDICES

SOUTH SAN FRANCISCO

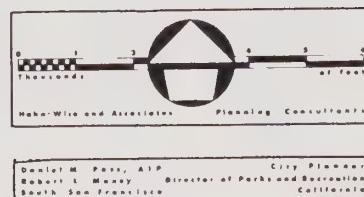
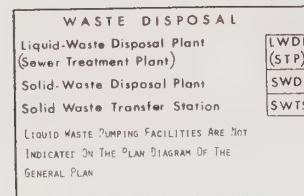
PLAN DIAGRAM OF THE OPEN SPACE, CONSERVATION AND
PUBLIC FACILITIES ELEMENTS OF THE GENERAL PLAN

1971
1972



OPEN SPACE	
Wild-Life Habitat	WL
Water Wells & Water Recharge Lands	WR
Scenic Lands	SC
Open Space Reserve	OPR
Open Space	COP

SEE THE NATURAL RESOURCES DIAGRAM OF THE
ADOPTED GENERAL PLAN FOR SAND AND OYSTER-
SHELL DEPOSITS.



Daniel M. Potts, A.I.P.
Robert L. Maxey
South San Francisco
City Planner
Director of Parks and Recreation
Coffleman

APPENDIX I

Tentative Action Program

Shoreline Regional Park Priority:
Subject of "Special Study"

McLellan Orchid Ranch Priority: Essential

Project Description

It is proposed that the land currently known as the McLellan Orchid Ranch be purchased by the city and developed as a community park. It would serve primarily the Camino Community of South San Francisco. Plans have yet to be made for the park, but it should contain a baseball diamond, play fields, picnic areas, a recreation center and natural areas. It also could include tennis courts, basketball courts and horseshoe pits.

Implementation Proposals

Public acquisition of lands when flower-growing operations cease.

Possible Sources of Funds

Federal Open Space Grants
San Mateo County
Subdivision Recreation Fees

Buri Buri Park Priority: Essential

Project Description

This project is a proposal to add surplus former golf course lands, presently county owned, to Buri Buri Park. Some park lands were lost to this park as a result of the Westborough Boulevard Extension.

Buri Buri Park is a community park, and therefore, play fields, a baseball diamond, picnic areas, natural areas and a recreation center should be among those features provided.

Implementation Proposals

1. Transfer of County lands to city for park purposes.
2. Development of park improvements by city.

Possible Sources of Funds

General Fund
Federal Open Space Grants
San Mateo County

Project Description

This project is proposed as a linear park along both sides of Colma Creek, from Orange Avenue Park to San Francisco Bay. The plan includes the landscaping and creation of a parklike atmosphere along the Creek and development of a walkway and bicycle path along the entire length of the Creek. It is most desirable to include this lineal park within the design of the Colma Creek Flood Control Project.

Implementation Proposals

Proceed with implementation as funds become available.

Possible Sources of Funds

Federal Grants
San Mateo County
Municipal Funds

California Golf Club Regional ParkPriority: DesirableProject Description

Currently the land of the California Golf Club help in fulfilling the open space needs of South San Francisco. It is in private ownership and provides recreational facilities for a private group of people. If, at a future date, the land should become available, the city should acquire it and develop it into a regional park. This would then offer to the public a regional golf course, open space to enjoy, picnic areas, and hiking and bicycling trails.

California Golf Club is also a part of the San Mateo County Parks and Open Space Plan.

Implementation Proposals

1. Encourage continued private operation.
2. If private operation ceases, city should acquire land and maintain as open space.

Possible Sources of Funds

Federal Open Space Grant
San Mateo County

Brentwood ParkPriority: DesirableProject Description

This project is a proposal to redesign the older portion of Brentwood Park to modern standards. It does not call for the

acquisition of additional land. At present a total of about \$20,000 has been appropriated for this project. Preliminary design plans for this redevelopment project exist.

Implementation Proposals

Proceed with implementation as funds become available.

Possible Sources of Funds

General Fund

Grand Avenue

Priority: Desirable

Project Description

This proposal is to provide the Central Business District with a park-like atmosphere. This would relieve urban pressure by offering the citizenry shaded promenades, developed with landscaping, trees, gardens with fountains, plazas, and esthetic street furniture.

Implementation Proposals

Proceed with implementation concurrently with rejuvenation of C. B. D.

Possible Sources of Funds

Bonds
Developers
Merchants

Sign Hill Open Space Reserve

Priority: Beneficial

Project Description

It is proposed to keep Sign Hill in an almost totally open space state, with the combination of park use and open space reserve. Sign Hill is composed of 77 acres; the city owns 40%. To insure open space for the remaining 60%, it would be necessary for the city to either buy the land, or enter into mutually beneficial agreements with future planned unit developers.

Open space uses for Sign Hill would include a neighborhood park containing play fields, picnic areas and landscaped areas. Totally undeveloped areas would also be a part of Sign Hill.

Implementation Proposals

Proceed with implementation as funds become available and as private developers plan for use of the remaining lands.

Possible Sources of Funds

San Mateo County
Developers
General Fund

Hiking and bicycling trails are proposed for various locations throughout the city. The trails are to be a part of a comprehensive pathway system. This is an important program, affording to many people an alternate form of transportation throughout South San Francisco, and a recreational pursuit which is harmonious with the ecological revolution. The pathway system also offers scenic beauty, good exercise and a change for South San Francisco citizens to become more acquainted with the city in which they live. The projects involved with the hiking and bicycling trails follow.

Implementation Proposals

Proceed with implementation as funds become available.

Junipero Serra Boulevard Hiking and Bicycling Trail

Project Description

A hiking-bicycling trail is proposed for the east side of the road including development of an overlook between Arroyo and King Drive on Junipero Serra Boulevard. The project will include paving and landscaping. It is proposed that this project be developed as part of the city-wide hiking and bicycling trail system. The overlook area is currently owned by the city.

Possible Sources of Funds

San Mateo County
General Fund

Pacific Gas and Electric Bikeway

Project Description

This project is a proposal to utilize the power transmission right-of-way from Hillside Boulevard to El Camino Real as a landscaped and paved bike pathway. It would be a part of the city-wide bikeway system. Although the Pacific Gas and Electric Company has been approached with respect to this project there have been no definite arrangements in connection therewith.

Possible Sources of Funds

San Mateo County
Pacific Gas and Electric Company
General Fund

Carline 40 Hiking and Bicycling Trail

Project Description

Under this proposal, the abandoned Carline 40 right-of-way would be landscaped and developed as a bicycle and pedestrian pathway similar to the project proposed for the lands of the Pacific Gas and Electric supra. It extends from the San Bruno City Limits to the

Colma Town Limits and would be the principal pedestrian and bicycle path collector of north San Mateo County. This project has been adopted by the San Mateo County Regional Planning Committee as a bikeway of county-wide significance.

Possible Sources of Funds

San Mateo County
General Fund

Orange Avenue-Ponderosa Road Bikeway

Project Description

This territory is owned in fee by the city of San Francisco and contains water transmission lines which traverse the city. The said territory would be landscaped and improved to create a pleasant bikeway. This land would be incorporated into the city's Hiking and Bicycling Trails System.

Possible Sources of Funds

San Mateo County
General Fund

Hickey Boulevard-Camaritas Avenue Greenway

Project Description

The landscaping and beautification of the San Francisco Water Department Lands, extending southerly of this project to the Alta Loma School, is proposed. This expanded project would provide an access for school children from Hickey Boulevard to the Alta Loma and El Rancho Schools. This greenway would become part of the South San Francisco Hiking and Bicycling Trail System.

This project is planned to complement the city's bicycle and pedestrian pathway system.

Possible Sources of Funds

San Mateo County
General Fund

APPENDIX II

SPECIAL REPORT

August 19, 1970

TO: Thomas McKenzie, City Manager
 FROM: Daniel M. Pass, City Planner
 RE: Acreage Analysis of Park and Recreation Lands
 in the City of South San Francisco

The Planning Department respectfully submits the following acreage analysis and tabulation of public and quasi-public and recreational lands in the City of South San Francisco. It should be noted that much of the park and common-green areas computed in this survey are currently undeveloped.

<u>PARK SITE</u>	<u>ACREAGE</u>
1. Orange Memorial Park	26.000
2. Buri Buri Park	4.719
3. Brentwood Park	3.011
4. Callan Park West	2.500
5. Hillside Center-Martin School-Paradise Valley Park	3.500
6. Sign Hill Park	22.365
7. Westborough Park	10.000
8. Winston Manor Park	1.726
9. "Callan Park East"	6.823
10. "Camaritas Park"	1.333
11. Marina Park	58.000
12. Stonegate Ridge Park	8.340
TOTAL	148.317

<u>PLAYLOT</u>	
1. City Hall	0.161
2. Clay Avenue Park	0.266
3. Cypress and Pine	0.286
4. Dundee Drive	0.230
5. Francisco Terrace	0.230
6. Gardiner Avenue	0.115
7. Grand Avenue	0.664
8. Newman & Gibbs	0.220
9. Southwood Drive	0.312
10. Zamora Court	0.789
TOTAL	3.273

<u>COMMON GREENS</u>	
Westborough-West Park No. 1	
A	0.47
B	0.82
D	1.42
G	1.95
4-plex area (excl. "B")	2.20
Westborough-West Park No. 2	
E	0.72
F	1.139

Westborough-West Park No. 3

3A-D		1.266
3A-E		1.919
3A-F		2.695
3A-G		1.466
3A-H		0.798
3B		5.240
3C		6.570
3D		2.240
3E		1.970
TOTAL		<u>33 AC+</u>
<u>Greenvie Commons</u>	TOTAL	1.73 AC
<u>Stonegate Ridge</u>	TOTAL	19.00 AC
<u>Willow Gardens</u>	TOTAL	1.958 AC
GRAND TOTAL		<u>207 AC+</u>

"Town and country must be married, and out of this joyous union will spring a new hope, a new life, a new civilization."

-- Ebenezer Howard in
Garden Cities of To-Morrow

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